



5130
RIVER VALLEY

OFFERING MEMORANDUM

30,236 total SF

4.03 Acres

Sale Price - \$5,900,000

Cincinnati MSA Submarket

Single Tenant Triple Net (NNN) Lease

Zero Energy Building

Confidential

 **JLL** SEE A BRIGHTER WAY.

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THE OFFERING

5130 River Valley is a Zero-Energy Building (ZEB), meaning that the total amount of energy used by the building on an annual basis is less than or equal to the amount of renewable energy generated on site. The cutting-edge project serves as a prototype ZEB for architects, engineers, and owners to help mainstream Zero-Energy best practices.

Investors will benefit from consistent cash flow and the value add opportunity.



INVESTMENT HIGHLIGHTS

- Single Tenant Net Leased
- Zero Energy Building

Property Summary

ADDRESS	5130 River Valley Road, Union Township, OH 45150
PRODUCT TYPE	Flex/ Office
SQUARE FOOTAGE	30,236 SF
SITE SIZE	4.03 Acres
YEAR BUILT	2019
OCCUPANCY	100%
MAJOR TENANTS	Hyllion



Located in Union Township, Ohio, this Zero-Energy facility is conveniently located near Cincinnati, the Cincinnati/Northern Kentucky International Airport with easy access to interstates, 275, 71 and 75.

Dayton



Cincinnati

Cincinnati/Northern Kentucky International Airport

PROPERTY DETAILS



PROPERTY DETAILS

Property Summary

ADDRESS	5130 River Valley, Union Township, OH 45150
LOCATION	Clermont County
PARCEL #	40-31-08C-066T
TOTAL S.F.	30,236 SF
ACRES	4.03 Acres
STORIES	2
DOCKS	1
DRIVE IN'S	1
CLEAR HEIGHT	18'
SPRINKLER	Wet System
CAR PARKING SPACES	76 surface spaces
ZONING	M-1
CONSTRUCTION	Reinforced Concrete
ROOF	TPO
LIGHTING	LED
HVAC	100%
YEAR BUILT	2019



Net Zero Energy Building Infrastructure

The facility's renewable energy and conservation practices, including a solar module array in the parking lot and super hybrid geothermal system, make it a Zero-Energy Building (ZEB).



Water feature to help control building humidity in cooler months



Highly insulated, pre-fabricated "building envelope" consisting of concrete walls and R30 insulation



85 kW solar bifacial PV parking lot canopy to produce electricity for entire building



Super-hybrid geothermal HVAC system including heat pumps and geothermal wells



Energy Star appliances



Reduced water consumption through automated faucets, dual flush toilets and waterless urinals



Cistern for rainwater collection



Auto window shades and window awnings to minimize heat gain in building



LED lighting



39 Electric Vehicle (EV) charging stations



Building automation system



Large fans in plant for air circulation



Double-glazed thermally broken windows and doors



Pellet stove for heating



Skylights, floor-to-ceiling windows, and an open stairwell to maximize natural light

MARKET OVERVIEW



LOCATION SUMMARY

Regional Economy

Cincinnati is the third-largest city in Ohio and is the anchor of the Cincinnati Metropolitan Statistical Area (MSA), which has a population of over 2.1- million. The Cincinnati MSA stands as the 29th-largest in the United States.

Located in the heart of the Midwest, Cincinnati is well-connected business hub and has been success in blending its culture, rich heritage and arts with social and economic initiatives that create an exceptional quality of life. Its robust, diverse economy shelters the region from the highs and lows of the national economy.

Named by KPMG as the least costly location to do business among all large U.S. cities, it is no surprise that Cincinnati is home to more Fortune companies per capita than New York, LA or Chicago. Two Foreign Trade Zones and the number one-ranked city for tax friendliness attract new businesses on a regular basis.

Greater Cincinnati has a legacy of producing startups that become some of the world's most successful companies. From P&G, the world's largest consumer products company, to The Kroger Co., a leading grocery chain, the region understands how to help young businesses thrive. In fact, more than 450 foreign-owned firms from over 20 countries employing over 45,000 people chose to locate in Greater Cincinnati to grow their businesses.

Great Cincinnati has the resources and support necessary to nurture the next generation of homegrown successes. The region's world-class entrepreneurial ecosystem is the reason the area is consistently ranked as one of the best places in the nation for entrepreneurs and seed-state startup funding.

54% of the nations population is located within 600 miles of Cincinnati.

Cincinnati has a diverse concentration of organizations in key industry clusters, including aerospace, consumer goods, financial services, biotechnology, advanced energy, marketing and branding, automotive and IT services. The region's strength in these industries serve as a competitive advantage for companies in those fields. Cincinnati's central location and access to key logistics corridors also offer companies of all sizes exceptional access to customers and suppliers across the globe.

Location

The Greater Cincinnati market consists of fifteen countries located over a three-state area in Ohio, Kentucky, and Indiana. The region's central location provides easy access to 2.2+ million people in the area, 25 of the largest metro regions, and more than half of all U.S. manufacturing establishments. Notably, Cincinnati and The Property are located within 600 miles and one-day drive of 54% of the nation's total population and purchasing power.



Air

Located only 12 miles from the Central Business District, Cincinnati/Northern Kentucky International Airport (CVG) is one of the top facilities in the country in terms of passenger service and convenience. The airport is one of the fastest-growing airports in the country, serving more than 8.9 million passengers in 2018. CVG offers a variety of travel and shipping options with more than 80 daily non-stop flights to North American and Europe. A major node for domestic travel, CVG is a 90-minute flight from more than 40 percent of the purchasing power in the U.S. The Cincinnati/Northern Kentucky International Airport is home to DHL's global hub, connecting businesses in the region to more than 100 DHL service centers and five international gateways across the country. Additionally, Governor Matt Bevin announced Phase I of Amazon's air hub will open in 2020. The \$1.4 billion facility will be located on 900 acres, with 3 million square feet of buildings planned.

Highway

Cincinnati is well-connected to all major regional markets via multiple interstates; 20 major metro areas are located within 400 miles and are served one-day truck driving time, with access to 30 additional markets by second day service. Three interstate highway systems (I-75, I-74, and I-71) and two interstate corridors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. I-75, the major Midwest route from Michigan to Florida, is vital to the region's highway structure with almost 150,000 vehicles per day pass through Cincinnati. Trucking is also a key factor to Cincinnati's success as a distribution point with more than 900 interstate motor freight carriers and 29 freight forwarders.



FINANCIAL SUMMARY



Rent Roll

<u>Tenant</u>	<u>SF</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Schedule</u>	<u>Months</u>	<u>Rate</u>	<u>Annual</u>	<u>Monthly</u>	<u>Lease Type</u>	
Hyllion, Inc.	30,236	7/1/2023	6/30/2028	7/1/2023	6/30/2024	12	\$ 18.00	\$ 544,248.00	\$ 45,354.00	NNN
				7/1/2024	6/30/2025	12	\$ 18.54	\$ 560,575.44	\$ 46,714.62	
				7/1/2025	6/30/2026	12	\$ 19.10	\$ 577,392.70	\$ 48,116.06	
				7/1/2026	6/30/2027	12	\$ 19.67	\$ 594,714.48	\$ 49,559.54	
				7/1/2027	6/30/2028	12	\$ 20.26	\$ 612,555.92	\$ 51,046.33	
Additional Comments										
Renewal Option:	Two (2) - Three (3) year options		Option 1 Rate:	7/1/2028	6/30/2029	12	\$ 20.87	\$ 630,932.60	\$ 52,577.72	NNN
	180 Days prior written notice			7/1/2029	6/30/2030	12	\$ 21.49	\$ 649,860.57	\$ 54,155.05	
				7/1/2030	6/30/2031	12	\$ 22.14	\$ 669,356.39	\$ 55,779.70	
			Option 2 Rate:	7/1/2031	6/30/2032	12	\$ 22.80	\$ 689,437.08	\$ 57,453.09	NNN
				7/1/2032	6/30/2033	12	\$ 23.49	\$ 710,120.20	\$ 59,176.68	
				7/1/2033	6/30/2033	12	\$ 24.19	\$ 731,423.80	\$ 60,951.98	
Landlord Responsibility: Roof, structure, HVAC Replacement										

<u>Operating Expenses</u>		
2023 Estimate	\$185,044	\$6.12

Tenant Profile



Headquartered in Austin, TX. Hyllion designs, develops, and sells electrified power train solutions that are designed to be installed on most major Class 8 commercial trucks, with the goal of transforming the commercial transportation industry's environmental impact at scale.

Hyllion began with the ambitious goal of redefining the transportation industry through the use of electric and hybrid technology.

Hyllion offers a range of electric power train solutions that enable commercial fleets to reduce their carbon emissions, save on operating costs, and increase efficiency.

Hyllion Inc.

TENANT	Hyllion Inc.
TOTAL RENTABLE AREA	30,236 SF
PRO-RATA SHARE	100%
LEASE STRUCTURE	NNN
LEASE EXP.	06/30/2028
IN-PLACE RENT PSF	\$18.00
PUBLIC/PRIVATE	Public (NYSE: HYLN)
HEADQUARTERS	Austin, TX
WEBSITE	www.hyllion.com

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